

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
FEBRUARY 17, 2016**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, February 17, 2016 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Chan called the meeting to order at 7:01 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Vincent Chang called the roll:

Council Members Present: Hans Liang, Stephen Lam, Teresa Real Sebastian, Peter Chan, Mitchell Ing

Council Members Absent: None.

ALSO PRESENT: City Manager Paul Talbot, City Attorney Mark Hensley, City Treasurer Joseph Leon, Public Works Director/Assistant City Manager Ron Bow, Fire Chief Scott Haberle, Police Chief Jim Smith, Recreation and Community Services Director Dan Costley, Management Services Director Chu Thai, Community and Economic Development Director Michael Huntley, Human Resources Director Tom Cody, City Librarian Norma Arvizu, Controller Annie Yaung, Water Utility Manager Frank Heldman, Recreation Superintendent Robert Aguirre

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

- Jade, Jenna & Grace from the Monterey Park Girl Scout Troop 5631, spoke about their fundraising efforts and how the proceeds from the sale of Girl Scout cookies would be spent.
- Margaret Leung, a resident of Monterey Park, spoke about low flying aircrafts in the city.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community

- Jose Sanchez, a Monterey Park resident, spoke about the Veterans Basketball League held at Elder Park Gym. He spoke in opposition of the fee increase for usage of the gym and asked the Council to consider reverting the fee back to the prior rates. He also provided a written document supporting his request.
- Dennis Sandoval invited the public to attend the American Legion's 6th Annual Pancake Breakfast fundraiser on March 19, 2016. He also stated that he is a member of the Monterey Park Veterans Basketball league and echoed the same sentiment as speaker Jose Sanchez. In addition, he voiced his support of the issues raised by speaker Margaret Leung.
- Carol Quan from the Los Angeles County Assessor Jeffrey Prang's office spoke about free upcoming seminars for businesses.
- Jeffrey Chao informed the City Council that he could provide contact information for the Federal Aviation Administration (FAA) and assist in finding the proper location to send complaints about aircraft noise.

1. **PRESENTATION**

None.

2. **SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)**

NEW BUSINESS

2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF FEBRUARY 17, 2016

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements. Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 310-311.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved Item Nos. 2A-2C. The City Council approved payment of warrants and adopted Resolution No. SA-113 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated February 17, 2016 totaling \$2,691.65 and specifying the funds out of which the same are to be paid.

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Liang, motion carried by the following vote:

Ayes:	Council Members:	Liang, Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Resolution No. SA-113, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 17TH DAY OF FEBRUARY 2016 TOTALING \$2,691.65 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY (SA) MONTHLY INVESTMENT REPORT - JANUARY 2016

As of January 31, 2016 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Savings	5,638,626.14
• Successor Agency (SA) Checking	132,125.12
• Successor Agency (SA) RORF	<u>127,557.00</u>
Total	\$5,898,308.26

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency received and filed the monthly investment report for January 2016. Motion taken with Item No. 2A.

2C. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular and special meeting of January 20, 2016.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved the minutes from the regular and special meeting of January 20, 2016. Motion taken with Item No. 2A.

This is the end of Successor Agency (SA) items.

3. CITY OF MONTEREY PARK CONSENT CALENDAR

None.

4. PUBLIC HEARING

4A. CONSIDER THE ADOPTION OF AN ORDINANCE AMENDING SPECIFIC SECTIONS OF TITLE 21 (ZONING REGULATIONS) OF THE MONTEREY PARK MUNICIPAL CODE

In April 2013, the City Council adopted an ordinance amending Title 21 of the Monterey Park Municipal Code in its entirety. That Title regulates the City's zoning. At that time, the City Council directed staff to examine 13 matters and return to the Planning Commission and City Council with recommended changes.

Since 2013, two of the 13 items have been addressed including:

1. Commercial Property Reports – A code amendment was adopted by the City Council deleting this provision from the code.
2. Residential Property Reports - A code amendment was adopted by the City Council deleting this provision from the code.

The code amendments were first presented to the Planning Commission on April 14, 2015. On April 28, 2015, this item was brought back to the Commission to receive direction. The Commission after considering the evidence presented during the public hearing directed staff to prepare a resolution recommending that the City Council amend Monterey Park Municipal Code ("MPMC") Chapter 21.08 and MPMC Chapter 21.10. On May 12, 2015, staff presented a resolution for Commission consideration. At the time, the Commission underwent reorganization. Since the Planning Commission now included a number of new members, the item was held over to allow for the new members to better understand the proposed code amendments.

On January 26, 2016, the Planning Commission considered the proposed code amendments. Subsequent to a lengthy review and discussion on the matter, the Commission unanimously approved a resolution recommending that the City Council approve the code amendments. However, the Commission requested that the proposed amendment to Section 21.08.040 (W) Landscaping related to the residential landscape provisions be pulled from the proposed amendment for further evaluation before it comes back to the Planning Commission.

Action Taken: The City Council (1) opened the public hearing at 7:44 p.m.; (2) took documentary and testimonial evidence; (3) closed the public hearing at 7:44 p.m. and considered the draft ordinance; and (4) introduced and waived the first reading of the ordinance and scheduled second reading and adoption for March 2, 2016 as amended to change the draft ordinance section 2(H) Portable Canopy Section (2), to read as follows "A portable canopy is allowed only adjacent to the side or at the rear of a residential unit. A portable canopy cannot encroach into any required front or side setback." The City Council directed staff to present to the City Council for their consideration the Office Professional Zone and Residential Inspections.

Motion: Moved by Council Member Liang and seconded by Council Member Lam, motion carried by the following vote:

Ayes:	Council Members:	Liang, Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Ordinance 1st reading, entitled:

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") AFFECTING REGULATIONS GOVERNING THE RESIDENTIAL, COMMERCIAL, OFFICE PROFESSIONAL, OFF-STREET PARKING AND PROCEDURAL REQUIREMENTS FOR LAND USE.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF FEBRUARY 17, 2016

It is required that the City Council approve all disbursements. Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 307846-307090 and e-Payables numbered 000191-000205.

Action Taken: The City Council approved payment of warrants and adopted a Resolution No. 11822 allowing certain claims and demands per Warrant Register dated February 17, 2016 totaling \$1,328,604.42 and specifying the funds out of which the same are to be paid.

Motion: Moved by Council Member Real Sebastian and seconded by Council Member Liang, motion carried by the following vote:

Ayes:	Council Members:	Liang, Lam, Real Sebastian, Ing, Chan
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Resolution No. 11822, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 17TH DATE OF FEBRUARY 2016 TOTALING \$1,328,604.42 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. MONTHLY INVESTMENT REPORT - JANUARY 2016

As of January 31, 2016 invested funds for the City of Monterey Park is \$74,123,522.58.

Public Speaker:

- Joseph Leon, City Treasurer, spoke about the current status of city investments. He also spoke about Japan's interest rates and provided an article about the issue to Council.

Action Taken: The City Council received and filed the monthly investment report for January 2016.

Motion: Moved by Council Member Real Sebastian and seconded by Mayor Pro Tem Ing, motion carried by the following vote:

Ayes: Council Members: Liang, Lam, Real Sebastian, Ing, Chan
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

6C. CITY COUNCIL MINUTES

Approve the minutes from the special Centennial meeting of January 13, 2016 and the regular and special meeting of January 20, 2016.

Action Taken: The City Council approved the minutes from the special Centennial meeting of January 13, 2016 and the regular and special meeting of January 20, 2016.

Motion: Moved by Council Member Real Sebastian and seconded by Mayor Pro Tem Ing, motion carried by the following vote:

Ayes: Council Members: Liang, Lam, Real Sebastian, Ing, Chan
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

6D. EXTEND MORATORIUM ON “VAPING STORES”

On April 1, 2015, the City Council adopted an urgency ordinance temporarily prohibiting the City from issuing permits for the construction or operation of electronic cigarette and “vaping” stores. The interim ordinance was to expire on May 16, 2015. Subsequently, on May 6, 2015, the City Council adopted an urgency ordinance to extend the temporary prohibition on vaping stores. The interim ordinance will expire on March 21, 2016. Given the City Council’s expressed interest in this matter, staff is presenting a new interim ordinance for City Council consideration. If adopted by a 4/5 vote, the interim ordinance would be effective for an additional 12 months (until February 17, 2017). No more than two extensions may be adopted for the interim ordinance.

Action Taken: The City Council adopted an Urgency Ordinance No. 2130 upon a 4/5 vote to extend the temporary prohibition on the City from issuing permits to allow the construction or operation of “vaping stores” as defined in the draft ordinance.

Motion: Moved by Council Member Liang, and seconded by Council Member Real Sebastian, motion carried by the following vote:

Ayes: Council Members: Liang, Lam, Real Sebastian, Ing, Chan
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Ordinance No. 2130, entitled,
AN INTERIM ORDINANCE PROHIBITING PERMITS FOR CONSTRUCTION OR
PLACEMENT OF VAPING STORES WITHIN THE CITY'S JURISDICTION TO
CONSIDER AMENDING THE MONTEREY PARK MUNICIPAL CODE

6E. AWARD OF CONTRACT TO GST INFORMATION TECHNOLOGY SOLUTIONS, FOR THE INSTALLATION OF AUDIO VISUAL EQUIPMENT IN THE CITY COUNCIL CHAMBERS AT A COST OF \$45,882 (SPEC.# 851)

At the July 15, 2015 City Council meeting, the Council adopted a resolution authorizing advertisement of the Audio Visual Upgrade project for the City Council Chambers. The project was advertised in the locally adjudicated newspapers and on electronic bid boards; eight companies requested bid packets, three of those companies attended the mandatory 'walk-through' meeting, and those same three companies turned in bids on the project:

Rank	Company	Bid
1	GST Information Technology Solutions	\$41,711.33
2	Western Audio Visual	\$49,486.88
3	Digital Network Group	\$78,698.00

GST Information Technology Solutions provided references from two colleges, one school district, and one private school; the references said the company completed their project on budget and within the agreed timeline. Additionally, they noted the company did not have any safety or labor issues, and they would hire GST Information Technology Solutions again.

Action Taken: The City Council (1) awarded a contract for the purchase and installation of Audio/Visual Equipment for \$41,711 (+ a 10% contingency of \$4,171 for a total of \$45,882) to GST Information Technology Solutions to be funded out of the Charter Communications Video Equipment Fund (account # 0075-450-0075-08640) as amended to relocate the placement of a projection screen to the east wall instead of the northeast wall behind City Council, which, may incur additional costs to the project; and (2) authorized the City Manager to execute a standard public works contract, in a form approved by the City Attorney, with GST Information Technology Solutions.

Motion: Moved by Council Member Liang, and seconded by Council Member Lam, motion carried by the following vote:

Ayes: Council Members: Liang, Lam, Real Sebastian, Ing, Chan
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

6F. AWARD OF CONTRACT TO CARNIVAL MIDWAY ATTRACTIONS, TO PROVIDE ENTERTAINMENT AND AMUSEMENT DEVICES FOR THE ANNUAL PLAY DAYS FESTIVAL

At the conclusion of the 2015 carnival contract, the Play Days Committee submitted a Request for Proposal (RFP) to eight carnival companies. Carnival Midway Attractions was the only respondent. Staff has had the opportunity to witness Carnival Midway Attractions in action for the past 5 years at the Annual Lunar New Year Festival. The Play Days committee and staff evaluated the proposal and determined the company would provide a safe, clean, high quality operation for the event. Carnival Midway will give the City 33% of the pre-sale revenue and 25% of the onsite revenue generated through carnival ride tickets. Additionally, the City will receive a minimum of \$2,000 for 10 game booths and \$300 for any food booth. The operator has also guaranteed a payment to the City of no less than \$7,500 annually. The proposed agreement is for 2016, beginning March 1, 2016, through June 30, 2018.

Action Taken: The City Council (1) awarded a 3 year contract to Carnival Midway Attractions, to provide entertainment and amusement devices for the annual Play Days Festival. Revenue from the Carnival will be deposited into account 0075-450-0075-08610; and (2) authorized the City Manager to execute a standard contract, in a form approved by the City Attorney, with Carnival Midway Attractions. City Council directed staff to provide a report 60 days after the event.

Motion: Moved by Council Member Liang, and seconded by Council Member Lam, motion carried by the following vote:

Ayes: Council Members: Liang, Lam, Real Sebastian, Ing, Chan
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

RECESSED AND RECONVENED

The City Council recessed at 9:01 p.m. and reconvened with all council members present at 9:08 p.m.

6G. SOLAR ENERGY FOR MUNICIPAL FACILITIES – REVIEW OF RESPONSES TO REQUEST FOR QUALIFICATIONS

The City is interested in the installation and maintenance of solar photovoltaic panels at various city facilities. Staff prepared a request for qualification (RFQ) to identify qualified companies who can design, build and maintain solar panels for the City. From a list of 24 solar companies, the City received three responses from Borrego Solar, Cenergy Power, and SunEdison. Staff reviewed their responses, and determined all three are qualified to serve the City. Next, the City seeks system designs from the companies, and will select the company which best meet the City's needs. The City seeks a system which requires no upfront cost, provides full cost recovery each year, and properly managed and maintained by non-City staff.

Action Taken: Mayor Pro Tem Ing recused himself and left the dais due to a potential conflict of interest, as his spouse is an employee of Edison and that a potential conflict may exist. The City Council considered the Vendor Responses to the Request for Qualification for Design-Build of Solar Photovoltaic System for City Facilities as amended for the City Attorney to research if financial documents as well as confidential supplementary documents addressing the pre-qualification questionnaires are legally releaseable. In addition, directed the City Attorney to conduct a litigation search on the (3) three firms. The City Council directed staff to provide the credit ratings of the firms that are publicly held.

Motion: Moved by Council Member Liang, and seconded by Council Member Real Sebastian, motion carried by the following vote:

Ayes:	Council Members:	Liang, Lam, Real Sebastian, Chan
Noes:	Council Members:	None
Absent:	Council Members:	Ing
Abstain:	Council Members:	None

6H. CENTRALIZED GROUNDWATER TREATMENT SYSTEM PROJECT – AUTHORIZATION TO RELEASE RFQ

Staff has prepared a request for qualifications (RFQ) for the design and construction of a Centralized Groundwater Treatment System for Delta Water Plant and is requesting City Council's authorization to solicit statement of qualifications from appropriate companies. The City has been awarded \$3.55 Million in 2015 Prop 84 Integrated Regional Water Management grant funds that will offset the total estimated cost of \$8.3M for the construction of the treatment system.

Action Taken: The City Council (1) authorized staff to release a Request for Qualification (RFQ) for Design-Build of the Centralized Groundwater System Project at the Delta Plant as amended in section 3.3 QUALIFICATION, first bullet to read "Designed, constructed, and installed two (2) or more similar water treatment projects with the ability to treat up to 10,000 GPM", the current second bullet to become fourth bullet and new second bullet to

read "Complete projects must have been granted permits to operate by the California State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW) the current third bullet to become fifth bullet; and add third bullet to read "Completed projects must demonstrate the ability to remove 1,4-dioxane contaminant." and (2) authorized staff to select a panel to evaluate submittals to RFQ, and/or designate individual(s) to participate in the panel.

Motion: Moved by Council Member Liang, and seconded by Council Member Real Sebastian, motion carried by the following vote:

Ayes: Council Members: Liang, Lam, Real Sebastian, Ing, Chan
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

6I. PURCHASE OF A 2016 FREIGHTLINER HYDRO EXCAVATION JET SEWER CLEANER

The Department's existing sewer cleaner is scheduled for replacement due to age (over 13 years) and its inability to meet the demands of the City's sewer system. Staff received bids for a sewer cleaner vehicle and recommends the purchase of a new jet sewer cleaner.

Action Taken: The City Council authorized the City Manager, or designee to purchase a 2016 Freightliner 114SD hydro excavator jet sewer cleaner per bid #15-5 at the cost of \$438,344.10

Motion: Moved by Council Member Liang, and seconded by Council Member Lam, motion carried by the following vote:

Ayes: Council Members: Liang, Lam, Real Sebastian, Ing, Chan
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Liang reported his attendance to the Golden Age Village Lunar New Year celebration, on February 6, attended the San Gabriel Lunar New Year opening ceremonies, on Valentine's day attended the Taipei Economic and Cultural Office's Lunar New Year Reception and the Lim Family Association dinner at NBC Seafood restaurant. In closing, he shared his experience and lesson learned about pregnant ladies and alleged birthing centers. Council Member Lam announced his attendance to the Taipei Economic and Cultural Office's Lunar New Year celebration and the Lim Family Association spring dinner. He mentioned a donation of \$12 million to Biola University by Mr. Alton Lim. Council Member Lam invited the public to attend the Chamber of Commerce's Lunar New Year dinner on February 18 at Empress Seafood

February 17, 2016

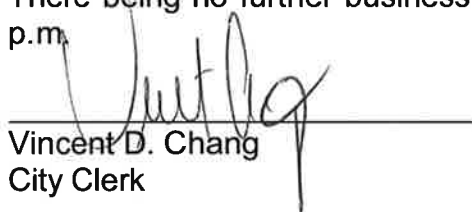
restaurant. Council Member Real Sebastian said she attended the Southern California Association of Governments meeting. Mayor Pro Tem Ing commented on alleged birthing centers. Mayor Chan said he attended the unveiling of a stamp at the Monterey Park Post Office Year of the Monkey. He announced the Los Angeles County Board of Supervisor, Hilda Solis, presented the city with a certificate for the city's Lunar New Year festival. He also spoke of his support of Los Angeles County designating \$100 million to address homelessness. He invited the public to attend the city's Town Hall meeting at Monterey Highlands School on February 23 at 7 p.m.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 9:58 p.m.



Vincent D. Chang
City Clerk

Approved on March 16, 2016 at the Regular City Council Meeting